

## URBAN DESIGN PRINCIPLES

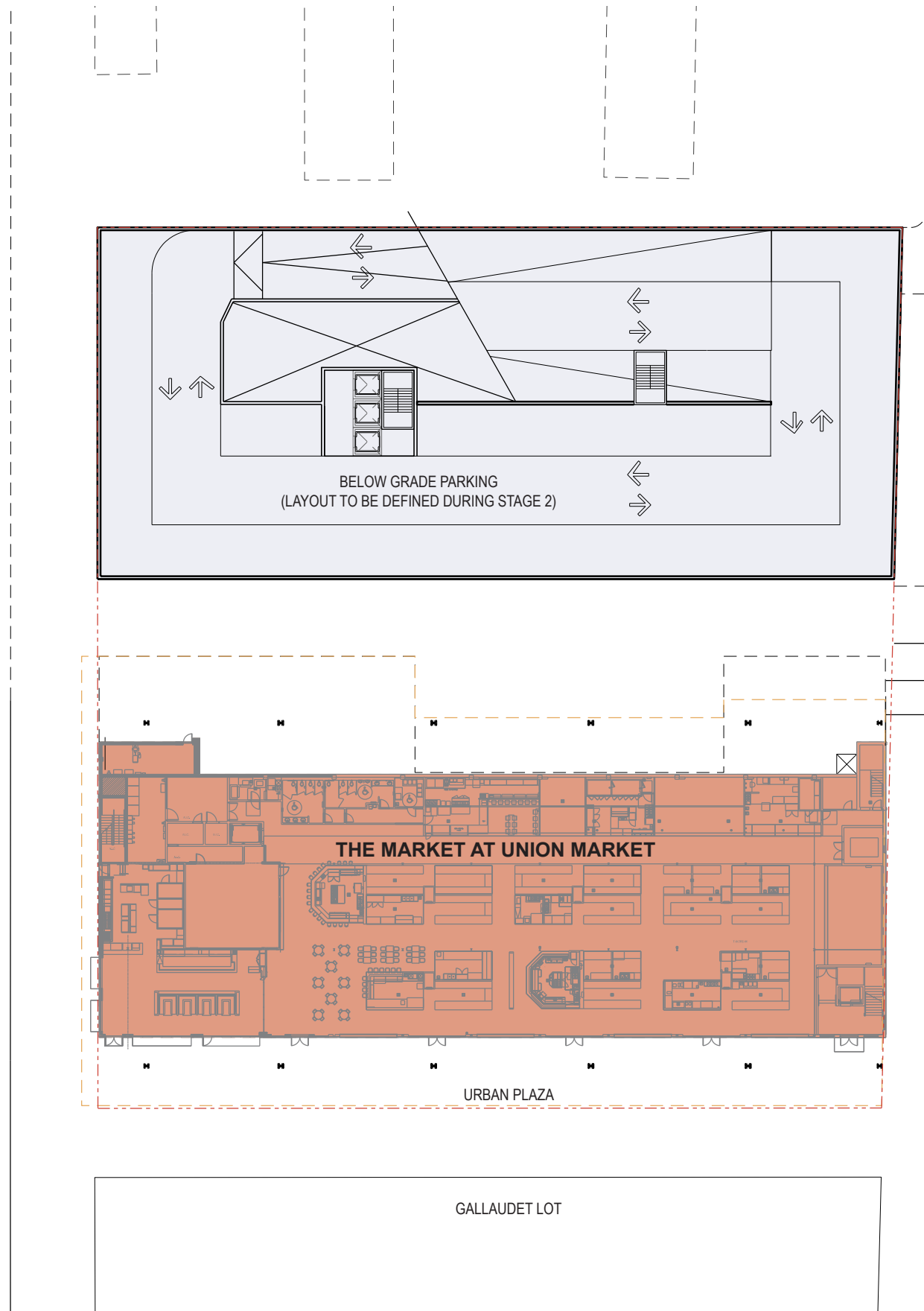
THE PROJECT DESIGN GOALS RELATING TO URBAN DESIGN INCLUDE THE FOLLOWING:

- A FOCUS ON TWO PUBLIC REALMS OF 5TH AND 6TH STREETS THROUGH ENHANCED STREETScape AS PART OF THE OPEN SPACE SYSTEM, EXPANDED SIDEWALK AREAS THAT ARE FLEXIBLE OUTDOOR ROOMS FOR THE NEIGHBORHOOD, AND ACCESSIBILITY FOR A WIDE RANGE OF USERS.
- CREATE A NEW OPEN, ACTIVATED PLAZA IN BETWEEN THE TWO PHASES, EMPHASIZING THE PUBLIC REALM THROUGH RETAIL USES AND OPEN SPACE ACTIVITY.
- STRENGTHEN CONNECTIONS TO OTHER NEIGHBORHOODS AND CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT THROUGH STREETScape IMPROVEMENTS AND VISUAL LINKS TO THE SURROUNDING COMMUNITY, WHILE CREATING A UNIQUE SENSE OF PLACE BUILT ON THE EXISTING MARKET NEIGHBORHOOD CHARACTER AND HISTORY.

## BUILDING CONCEPT AND MASSING

THE BUILDING DESIGN IS UNIQUE TO THIS SITE BECAUSE OF THE INTRODUCTION OF NEW PROGRAM TO THE EXISTING MARKET BUILDING. THIS CONCEPT IS A JUXTAPOSITION OF THREE PROGRAMMATIC ELEMENTS ON ONE SITE AND IS BASED ON THE FOLLOWING PRINCIPLES:

- A FOCUS ON THE PUBLIC REALM AND STREETScape THROUGH THE CREATION OF ACTIVE PLAZAS; ONE PLAZA BEING AN INTIMATE, INVITING SPACE FOR EVENTS AND ACTIVITY WITH RETAIL FRONTAGE, THE OTHER PLAZA BEING AN OPEN, ACTIVATED SPACE CONNECTING TO NEAL PLACE.
- CELEBRATION OF THREE DISTINCTLY DIFFERENT PROGRAM ELEMENTS BY "SLIDING" THE VOLUMES.
- THREE DISTINCT FACADE DESIGNS AND "TEXTURES", FURTHERMORE DIFFERENTIATING THE DISTINCT PROGRAMS.



- NOTES:
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
  2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
  3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

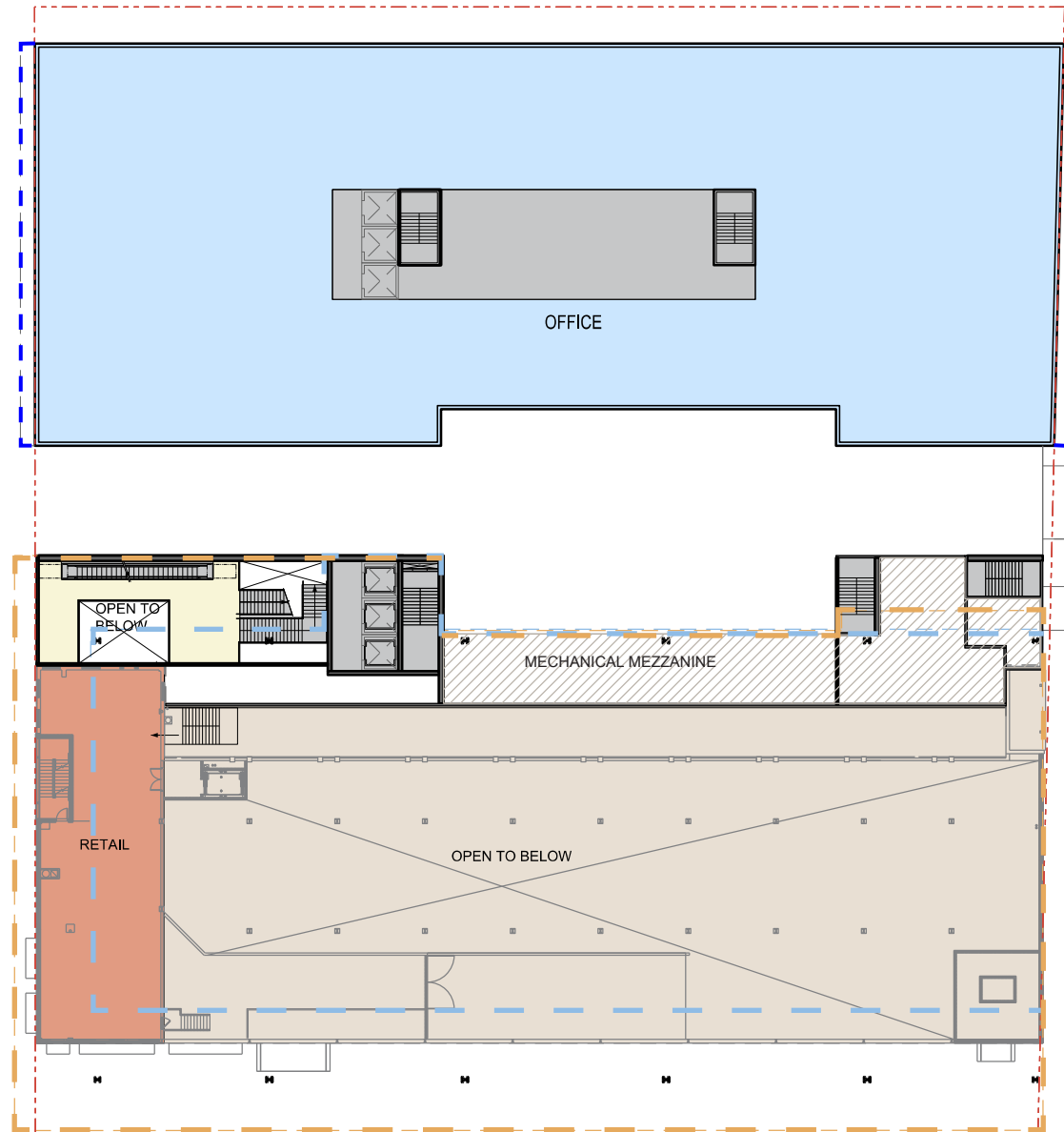
- LEGEND
- PROPERTY LINE
  - CORE/ SERVICE
  - RETAIL
  - EVENT
  - THEATER
  - OFFICE
  - PARKING
  - TERRACE
  - ROOF
  - LINE OF THEATER ABOVE
  - ↔ DIRECTION OF TRAFFIC FLOW

NOTE:  
SOUTH BUILDING FIRST AND SECOND FLOOR LAYOUTS DEPICTED ARE THE CURRENT LAYOUTS OF THE MARKET AT UNION MARKET AND ARE SUBJECT TO CHANGE OVER TIME, INCLUDING THE CREATION OF SEPARATE RETAIL USES WITH INDIVIDUAL ENTRANCES.

NOTE: SEE SHEET L1 FOR LANDSCAPE PLAN



EVENT LEVEL PLAN



MEZZANINE PLAN

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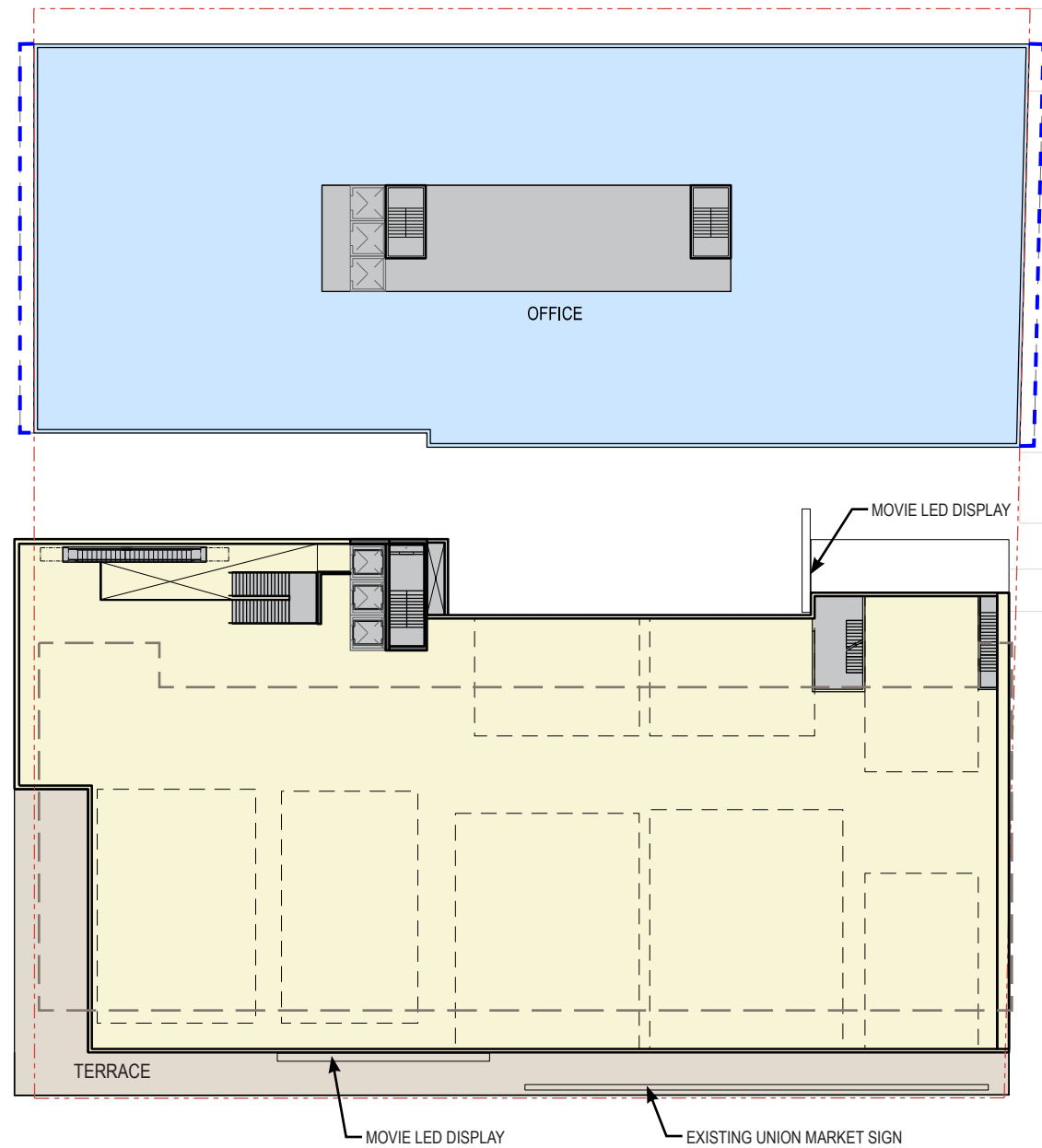
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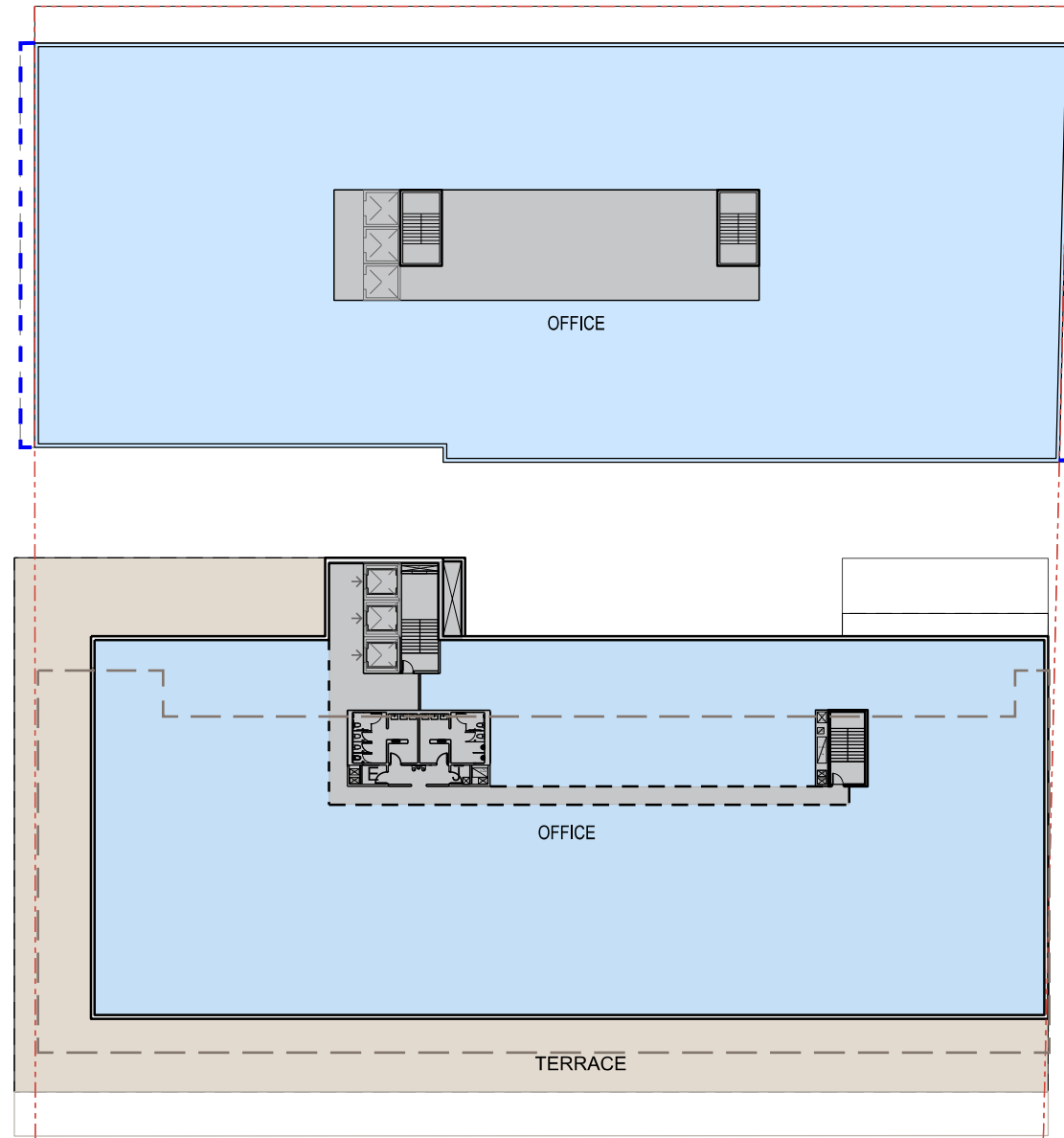
4. PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

**LEGEND**

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE
- PARKING
- TERRACE
- ROOF
- LINE OF THEATER ABOVE
- LINE OF OFFICE ABOVE
- DIRECTION OF TRAFFIC FLOW
- POTENTIAL PROJECTION
- ZONE
- VEHICULAR ENTRANCE/ EXIT
- ▶ PEDESTRIAN OFFICE ENTRANCE/ EXIT
- ▶ PEDESTRIAN RETAIL ENTRANCE/ EXIT
- ▶ PEDESTRIAN THEATER ENTRANCE/ EXIT



THEATER LEVEL PLAN



TYP. OFFICE PLAN

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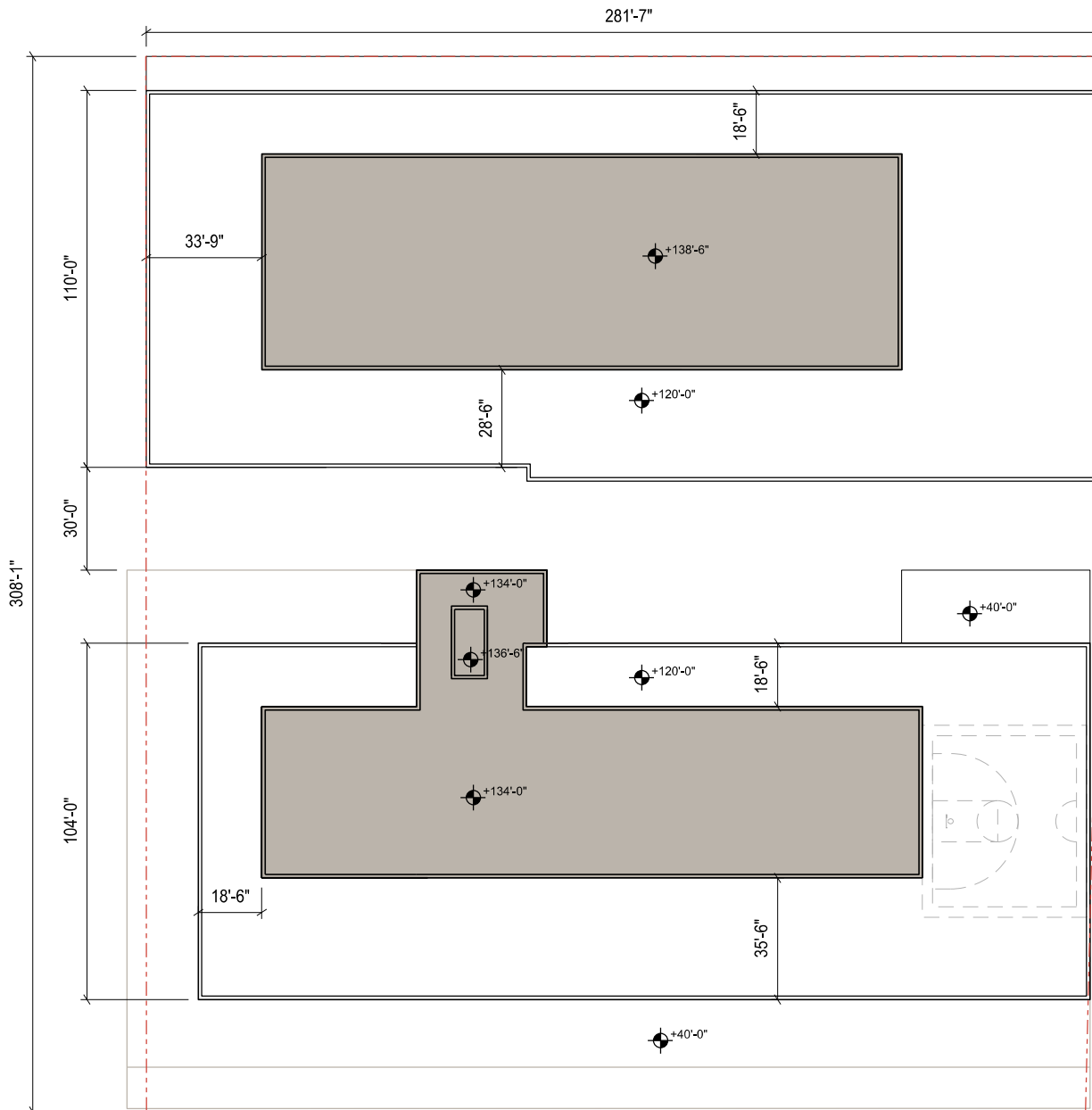
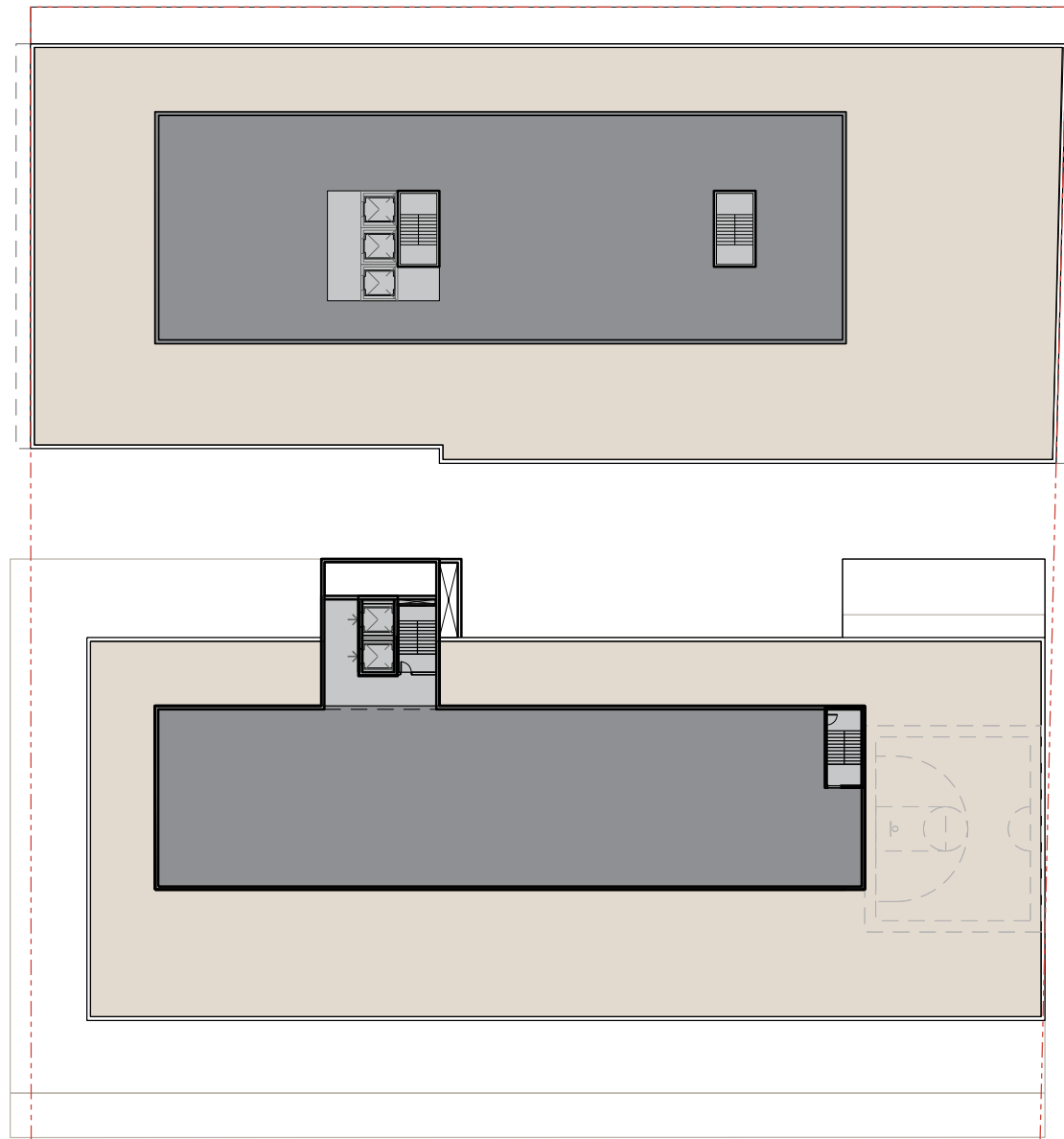
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5. OPTIONAL LED SCREENS SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL DESIGN AND LOCATION SUBJECT TO VARIATION OR REMOVAL.

LEGEND

- - - PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE
- PARKING
- TERRACE
- ROOF
- LINE OF MARKET BELOW
- POTENTIAL PROJECTION ZONE



**NOTES:**

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**LEGEND**

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE
- PARKING
- TERRACE
- ROOF
- PENTHOUSE
- (NON-OCCUPIED)

PENTHOUSE PLAN

ROOF PLAN

NOTES:

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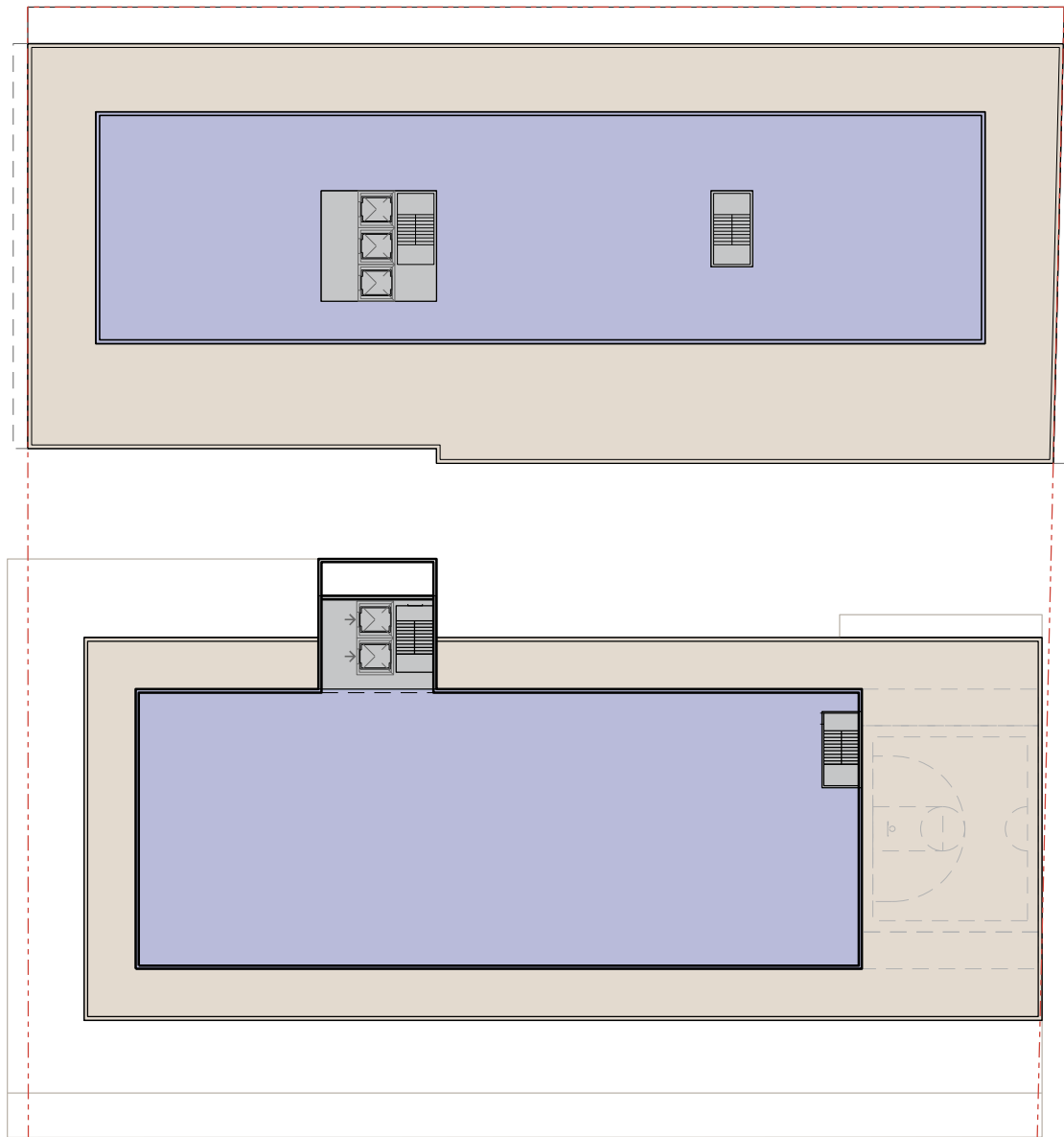
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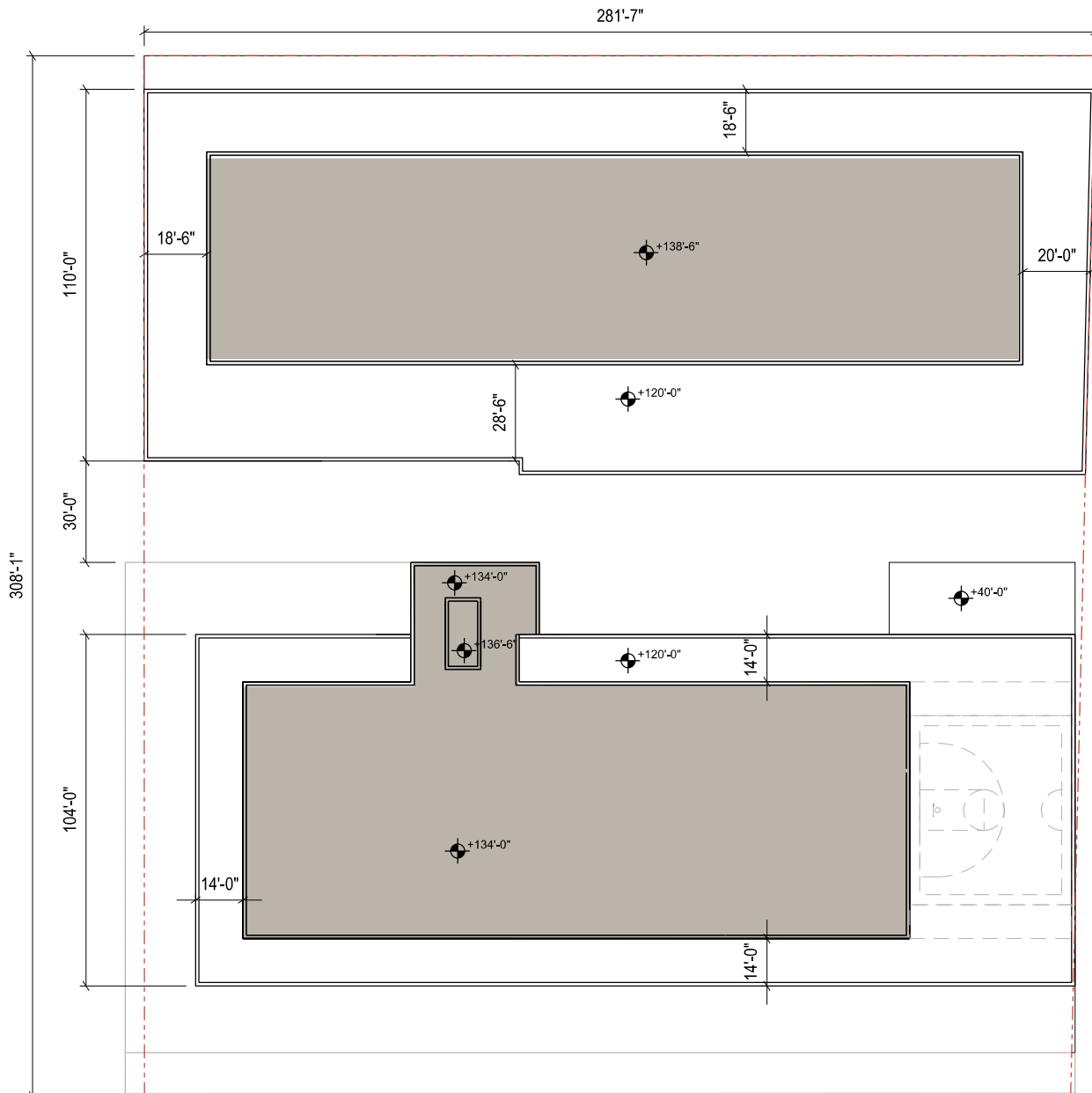
LEGEND

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE
- PARKING
- TERRACE
- ROOF
- PENTHOUSE (OCCUPIED)



NOTE: THIS PENTHOUSE PLAN IS SUBMITTED AS AN ALTERNATIVE TO THE "NON-OCCUPIABLE" PENTHOUSE PLAN SHOWN ON PAGE A5, BASED ON THE ZONING COMMISSION'S GUIDANCE AT ITS JUNE 30, 2014 PUBLIC MEETING. THIS PENTHOUSE PLAN ALTERNATIVE IS REQUESTED SUBJECT TO THE APPROVAL BY THE ZONING COMMISSION OF AMENDMENTS TO THE ZONING REGULATIONS RESULTING FROM AMENDMENTS TO THE HEIGHT ACT OF 1910 PERMITTING OCCUPIABLE SPACE ABOVE A PROPERTY'S MAXIMUM HEIGHT. TENANT REQUESTS FLEXIBILITY TO REVISE THE DESIGN AND CONSTRUCT A PENTHOUSE PROVIDED THAT SUCH PENTHOUSE IS IN COMPLIANCE WITH ANTICIPATED AMENDMENTS TO THE ZONING REGULATIONS AND ANY OTHER RELIEF EXPLICITLY APPROVED AS PART OF THIS APPLICATION.

PENTHOUSE PLAN



ROOF PLAN